

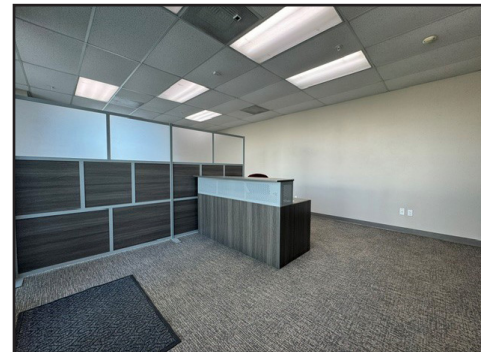
AVAILABLE FOR SALE

1244 DUPONT COURT, MANTECA, CA

BUILDING SIZE: 4,400± Sq. Ft
LOT SIZE: 0.38± Acres
POWER: 200 amp, 277/480 volt, 3 phase
DOORS: One Grade Level with electric opener

FEATURES:

- 1,140± SF office with reception area, two (2) private offices, coffee bar and two (2) restrooms.
- 675± SF mezzanine
- Distributed power throughout shop
- 18' clear height
- Concrete tilt-up construction.
- Easy access to Highways 99 and 120
- Fully sprinklered
- Zoned M-2 (Heavy Industrial)
City of Manteca
- Upgraded LED light fixtures throughout shop plus skylights
- Fenced/secured yard possible



SALE PRICE: \$1,195,000

For more information contact: Jim Martin, SIOR
BRE #01214270
jmartin@lee-associates.com
D 209.983.4088
C 925.352.6948

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE

1244 DUPONT COURT, MANTECA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE

1244 DUPONT COURT, MANTECA, CA

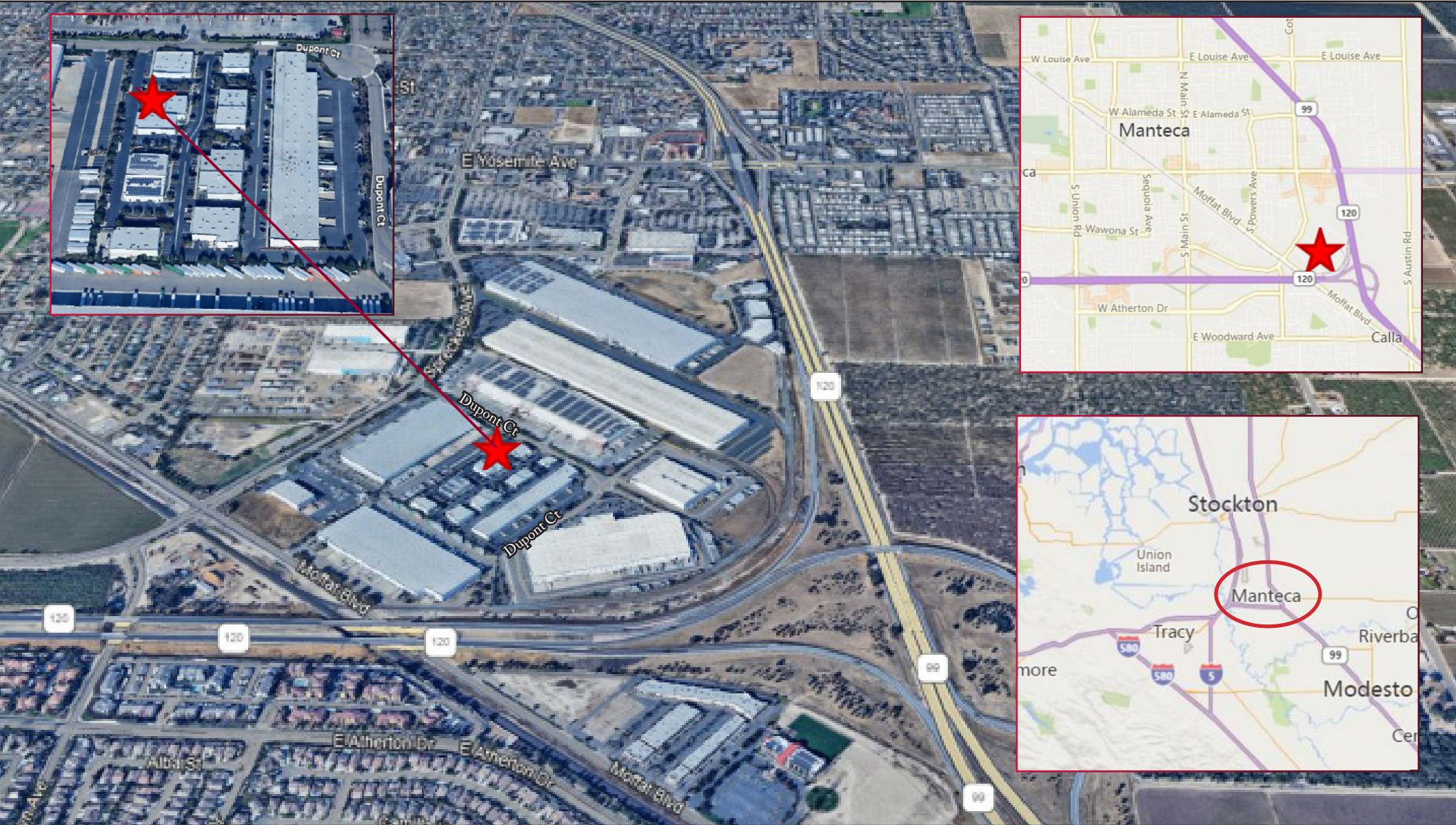


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE

1244 DUPONT COURT, MANTECA, CA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.